

**County of San Diego  
Valle De Oro Community Planning Group  
P.O. Box 936  
La Mesa, CA 91944-936**

**REGULAR MEETING MINUTES: October 6, 2009**

**LOCATION:** Otay Water District Headquarters  
Training Room, Lower Terrace  
2554 Sweetwater Springs Blvd.  
Spring Valley, California

**1. CALL TO ORDER:** 7:04 PM Jack L. Phillips, presiding Chair

Members present: Brownlee, Feathers, Fitchett, Hewicker, Hyatt, Manning, Mitrovich, Phillips, Reith, Ripperger

Absent: Brennan, Forthun, Henderson, Millar, Wollitz

**2. FINALIZE AGENDA:** As shown

**3. OPEN FORUM:** None

**4. APPROVAL OF MINUTES:** Minutes of September 1, 2009 **VOTE: 10-0-0** to approve.

**5. LAND USE**

a. GPA03-006.R03-017, TM5343RPL4; Fuerte Ranch Estates: 26.86-acre "chicken ranch" property located on south side of Fuerte Drive east of Damon Lane. This replacement map changes project from 40 units to 36 units (converts 8 lots of  $\approx 1/2$ -acre along eastern boundary to 4 lots of  $\approx 1$  acre), changes access of 6 lots to Damon Lane, and other minor changes.

Previous version (RPL3) of this project and the related Mitigated Negative Declaration was opposed by VDOCPG and was denied by the County Planning Commission.

PHILLIPS introduced this General Plan Amendment. It is the result of what applicant Reynolds Communities has done to ameliorate previous CPG comments. The grading plan and tentative map were displayed. Neal Reynolds, a partner in Reynolds Communities, presented. He described the changes as addressing four main issues: density and lot size, community character, grading and the introduction of sewer. He stated that the main objection was that the  $\frac{1}{2}$  acre lot size was not acceptable because most existing lots are 1 acre. Currently there is no sewer. Lee Vance, a Planning Consultant with Reynolds, stated that the project proposes to

change land use from intensive agricultural to 3 Residential. He started to describe the lots from 3 miles away. PHILLIPS asked that he explain the changes that were made instead of trying to justify the ½ acre lots. Reynolds then explained that they took 4 lots out of the subdivision along the eastern border by converting 8 lots of ½ acre to 4 lots of 1 acre. The existing ½ acre lots on the north and west were retained as ½ acre lots. Out of the 9 lots along Damon Lane, 6 of them have been turned in order to attain access off of Damon Lane. Joel Waymire, a Civil Engineer with Polaris, described changes made in the grading and slope at the southwest corner of the project on Damon Lane. They regraded the slope from 16 feet down to 8 feet between the street grade and the pad grade. Reynolds addressed the drainage problem on Damon Lane by proposing to install an inlet to take the flow into the drainage detention basin. The audience was then asked if they had any questions.

Lori Myers of 1724 Monte Vista Road in El Cajon asked if there were other inlets besides the new one by the revised 8' slope and asked the engineer if they used the figures from the hydrology report to design the detention basin. Waymire responded that they used those figures to calculate the existing and proposed flows. Jack Reiland expressed his concern with excess water flowing into Damon Lane Park. He believes the flows will change the landscape of the Park. Waymire said he calculated the rain water coming off-site. The increase flow after development will be taken into the drainage basin through energy dissipaters. He believes there should be no change in the flows into the Park and stated that the channels will be revegetated. Art Patoff of 11525 Fuerte Farms Road was still concerned with the drainage. Waymire stated that he performed the required County calculations and that his figures were approved by the County using conservative numbers. He believes that the channel will be more efficient. He stated that there will not be more run off due to the detention basins. Diana Medina of 4406 Damon Lane inquired about the 6 lots with access onto Damon Lane. She was told that the front of the homes and access would be on Damon Lane. Jon Hughes of 11489 Oralane Drive asked if Damon Lane would be widened. He was concerned with the north end where there is currently a problem with parents of students parking. Waymire stated that Damon Lane is currently half-width and that it will be widened for the whole length of the project frontage. The full width will be 60' Right of Way with 38' from curb to curb. Mr. Hughes added that lots of water runs down Damon Lane and that he's seen the entire chicken ranch under water. He expects that these new homes will have problems with flooding not to mention the increase in traffic affecting the existing residents. Marcine Grubbs of 11977 Fuerte Drive says that there is a storm drain off of Belvedere with a drainage ditch that is not maintained because it is on private property. She stated that there are six drains into the Park including one off of Calle Abara and she is concerned about them. Tomano Marta of 11356 Fuerte Drive recalled that Reynolds stated that the grade change at the south end of Damon Lane was made to accommodate sewer. Why not use septic? Reynolds responded that septic on most lots wouldn't work because of the high level of the ground water. Also, he believes that people would rather be on sewer. Waymire stated that he looked at using septic but it wasn't feasible because the ground water is only 4 to 5 feet below existing grade. Thomas Peck of 11524 Fuerte Farms Road stated that the proposed density was too high. If

the septic systems won't work then don't build it. Carl Eckland of 11462 Meadow Creek Road questioned the fact that they would build all these homes where the ground water level was only 5 feet below grade. Reynolds responded that the grades would change. Bob Perkins of 11366 Meadow View Road stated that addressing the question of density from Mt. Helix to Jamacha Road and comparing it to this area is not reasonable. He believes that they should not address anything west of Avocado since there are no small lots like those in this neighborhood. Lynn Patoff of 11525 Fuerte Farms Road reiterated that 3000 ½ acre lots and 400 1 acre lots are irrelevant. They've taken 4 lots and changed them to 1 acre lots but all the traffic will go into Fuerte Farms. Art Patoff commented that water comes across Damon Lane and cuts across to Damon Lane Park and into the stream. What they are proposing to do is to fill the southwest end of Damon Lane. It is a low land. Existing homeowners will be looking up at a mound of dirt. Grubbs asked what they will do to keep kids out of the drainage areas and detention basin. Who will keep them clean and open and prevent mosquitoes, etc. Reynolds responded that most of it will be fenced off. Waymire said that each homeowner will be assessed a tax to maintain the facilities. The County will maintain the facilities through special assessments. Diane Lech of 11461 Lorena Lane is concerned with the project adding too much additional traffic. She asked why they don't build 1 house per acre. Marta asked about the proposed setbacks for individual houses and was told that they would meet the County standards (10' side, 40' rear, and 50' from centerline). Lynn Patoff stated that at the Planning Commission and County Board of Supervisor meetings that Pam Slater-Price spoke about the new zoning laws coming in at 1 house per 1 acre. Why are they proposing otherwise?

PHILLIPS asked the subcommittee to present their findings. BROWNLEE reviewed the documents over the last several evolutions compared to the new plans and found that they did not mitigate the concerns and she **MOVES** to continue to oppose the project. (FITCHETT seconds). Hyatt asked what the official open space requirements were. He questioned the open space around the drainage areas. Applicant stated that the open space is fenced off with regards to drainage areas within the individual lots and that there are fences along the boundaries of the project. He then asked if the 4 lots which they proposed to be 1 acre lots could be sub-divided in the future and the answer was yes. At that point the applicant requested that the minutes show that they were not invited to attend the sub-committee meeting. **VOTE 9-0-1** (RIPPERGER abstained).

PHILLIPS stated that the next steps would be for the project to go back to both the Planning Commission and the County Board of Supervisors. It is important and the hearings need their input so they need to be there.

## 6. NEW BUSINESS

- a. Federal Funds for Community Development and Housing: Planning Group to consider possible projects for Community Development Block Grant funding.

PHILLIPS asked if there were any projects we might consider in Casa De Oro or elsewhere. In February 2009 the County told us that the Kenwood Drive sidewalks and Estrella Park were only considered as alternatives. HYATT asked if funds for irrigation for Estrella Park might be considered. PHILLIPS suggested that we go back to the ones they put on the sideline last time, namely the Kenwood Drive sidewalks and Estrella Park. He stated that there is no public recreation facility for the hundreds of apartments in the area.

PHILLIPS **moved** to recommend that they refile the projects requested in February 2009 that were put aside as alternates. (REITH seconds). **VOTE 10-0-0**

**7. UNFINISHED BUSINESS – None**

- 8. CHAIRMAN'S REPORT** – PHILLIPS stated that the next meeting will deal with Fuerte Drive west of Avocado near Calavo and Alzada. The road widening is completely off the board. Additionally, the sewer system consolidation by DPW will be addressed. They propose that all sewer systems administered by the County will be consolidated into one District with a common rate. Other areas pay a higher rate than the Spring Valley District.

**9. ADJOURNMENT: 8:27 PM**

Submitted by: Jösan Feathers